



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

November 18, 2010

REQUEST: City Council Bill #10-0612/ Sale of Property – 1119 Poplar Grove Street

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property known as 1119 Poplar Grove Street (Block 2388, Lot 030) and no longer needed for public use; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Kenneth Hranicky

PETITIONER: The Administration (Department of Housing and Community Development)

OWNER: Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The property 1119 Poplar Grove Street is a midblock, 2-story rowhouse that has been vacant since 1998. The parcel measures approximately 14' x 110'. The parcel is approximately 1,448 square feet in size and is zoned R-6.

General Area: The subject property is located in the Winchester Neighborhood. The area is predominantly residential.

HISTORY

- Ordinance Number 78-701, approved April 17, 1978, established the Sandtown-Winchester Urban Renewal Plan.
- Amendment No. 3, dated March 8, 1993, approved by the Mayor and City Council of Baltimore by Ordinance No. 232, dated July 2, 1993.

CONFORMITY TO PLANS

This proposal to sell the subject properties is consistent with the Baltimore City Comprehensive Master Plan EARN Goal 1, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

1119 Poplar Grove Street is a vacant property located in the Winchester neighborhood. The property will be sold to Reverend Horace Smith who currently has a program called GROUP Ministries, which renovates properties into transitional housing for Re-Entry/Ex-Offenders. Rev. Smith has privately purchased and rehabbed 2808 Edmondson Avenue and 1121 Poplar Grove Street for the same use. The property will sold at the appraised value of \$5,000. The subject property is in poor condition and is currently boarded up with limited access. The rear of the subject property has no top exterior wall, the roof is partial collapsed, and there are no front windows.

It is staff's finding that the subject property is surplus and is not needed for public purpose and can be sold. Additionally staff recommends that any reuse proposed for the property by prospective buyers be reviewed to determine if it is permitted by zoning.

Staff has notified the Alliance of Rosemont Community Organizations, Inc.-(ARCO) Concerned Citizens of Rosemont, Coppin Heights Community Development Corporation, Southwestern District Police-Community Relations Council, Winchester Improvement Association, Windsor Hills Neighbors, Inc., and the Western Community Action Center of this action.

**Thomas J. Stosur,
Director**